

SEND TAX NOTICE TO:

(Name) Richard F. and Dianne P. Barretto  
 (Address) Route 1, Box 451-A Highgate  
Helena, Alabama 35080

This instrument was prepared by

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(Name) THERESA ANNE TKACIK  
 (Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-SIX THOUSAND DOLLARS AND NO/100'S-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**JAMES M. CLARK and wife PAMELA S. CLARK**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**RICHARD F. BARRETTO AND DIANNE P. BARRETTO**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 41, according to the survey of Heatherwood, Fourth Sector, First Addition, as recorded in Map Book 11, Pages 32 and 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Building setback line of 50 feet reserved from Turnberry Road and 35 feet reserved from Masters Lane as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the Southwest side.

Restrictions, covenants, and conditions as set out in instrument recorded in Real Book 142, Page 51, and amended in Real 146, Page 237, in the Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Real 145, Page 715 and covenants pertaining thereto as recorded in Real 145, Page 707 in the Probate Office.

\$ 48,000 of the purchase price  
 recited above was paid from mortgage  
 loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 1st day of September, 1987.

WITNESS:

Theresa A. Tkacik STATE OF ALA. SHELBY CO. James M. Clark (Seal)  
Theresa A. Tkacik I CERTIFY THIS Pamela S. Clark (Seal)  
 INSTRUMENT WAS FILED 1987 SEP 10 AM 8:47 1. Seal Tax 18.00 (Seal)  
 (Seal) 2. Notary Fee

STATE OF ALABAMA }  
SHELBY COUNTY } 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
21.50  
 TOTAL

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES M. CLARK and wife PAMELA S. CLARK whose names ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, A. D., 19 87